030.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,056,000 / 1,056,000
					USE VALUE:	1,056,000 / 1,056,000
					ASSESSED:	1,056,000 / 1,056,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88	-90	HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERLINGHIERI JOSEPH
Owner 2:	
Owner 3:	
Street 1:	23 RICHARDSON AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1922, having primarily Aluminum Exterior and 3314 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6488.000	559,200	5,100	491,700	1,056,000
Total Card	0.149	559,200	5,100	491,700	1,056,000
Total Parcel	0.149	559,200	5,100	491,700	1,056,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.65 /Parcel: 318.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20612

GIS Ref

GIS Ref

Insp Date 08/11/17

!2485!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	559,200	5100	6,488.	491,700	1,056,000		Year end	12/23/2021
2021	105	FV	534,600	5100	6,488.	491,700	1,031,400		Year End Roll	12/10/2020
2020	105	FV	534,900	5100	6,488.	491,700	1,031,700	1,031,700	Year End Roll	12/18/2019
2019	105	FV	412,500	5100	6,488.	522,400	940,000	940,000	Year End Roll	1/3/2019
2018	105	FV	412,500	5100	6,488.	381,100	798,700	798,700	Year End Roll	12/20/2017
2017	105	FV	388,100	5100	6,488.	331,900	725,100	725,100	Year End Roll	1/3/2017
2016	105	FV	388,100	5100	6,488.	282,700	675,900	675,900	Year End	1/4/2016
2015	105	FV	347,800	5100	6,488.	276,600	629,500	629,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:34:33

LAST REV

Date	Time
09/12/17	14:57:25
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2485

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12524-657		9/29/1973		47,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/15/2009	Measured	189	PATRIOT
2/22/2000	Mailer Sent		
2/22/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	20612
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6488		Sq. Ft.	Site		0	80.	0.95	1									491,713						491,700	

Total AC/HA:	0.14894	Total SF/SM:	6488	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total: 491,713	Spl Credit	Total: 491,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.96683764
Const Adj.:	0.98000199
Adj $ / SQ:	170.551
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	810411
Depreciation:	251228
Depreciated Total:	559184

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
1	3	1	
Totals			
3	15	7	

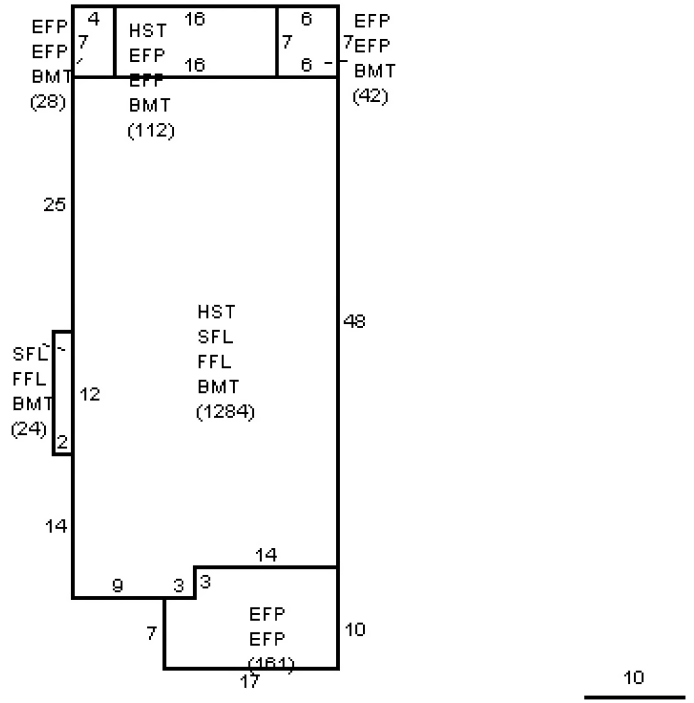
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	170.55
Special Features:	0	Val/Su Net:	101.86
Final Total:	559200	Val/Su SzAd	168.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,490	51.170	76,236
FFL	First Floor	1,308	170.550	223,080
SFL	Second Floor	1,308	170.550	223,080
HST	Half Story	698	170.550	119,044
EFP	Enclos Porch	686	30.570	20,971

Net Sketched Area:	5,490	Total:	662,411
Size Ad	3314	Gross Area	6188	FinArea	3314
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	105			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100